

MINUTES
PLANNING AND ZONING COMMISSION MEETING
222 St. Louis Street, Room 348
September 21, 2020
5:00 P.M.

Chairman Washington called the meeting to order at 5:00 p.m.

ROLL CALL

Members Present: Rossie Washington, Jr., Chairman; Clifford Grout, Vice-Chairman; Ulysses Addison; Andy Allen; Donna Collins-Lewis; April Hawthorne; Kelvin Hill and Todd Sterling

Members Absent: Jayme Ellender

Staff Present: Ryan Holcomb, Interim Planning Director; Gilles Morin, Planning Project Coordinator; Glenn Hanna, Current Planning Manager; Collin Lindrew, Planner I; Meaghan Nguyen, Planner I and Paolo Messina, Assistant Parish Attorney

APPROVAL OF THE MINUTES

1. August 17, 2020

Motion to approve: Collins-Lewis, Hill second
Motion carried, 8-0

RULES FOR CONDUCTING PUBLIC HEARINGS

The Planning Commission meeting on Monday, September 21, 2020, will be held via video conference and available for viewing on www.brla.gov, on Metro 21 (Cox Channel 21 and AT&T Channel 99), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live).

Members of the public may submit public comment on an agenda item by sending an email to planning@brla.gov, submitted via the online form at <https://www.brla.gov/pc> or by leaving a message at 225-389-3144 (comments are limited to three minutes when read aloud) no later than 4:00 pm on Monday, September 21, 2020. In addition, public comment will be accepted in person at the River Center Branch Library, 4th floor, located at 250 North Blvd. All public comments will be properly identified and acknowledged during the meeting.

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations. Applicant will be allowed a total period of five minutes for rebuttal.

CERTIFICATION OF INABILITY TO OPERATE DUE TO LACK OF QUORUM

In accordance with R.S. 42:17.1 this notice shall serve as certification of the Planning Commission's inability to otherwise operate in accordance with the Louisiana Open Meetings Law due to such a meeting being detrimental to the health, safety, and/or welfare of the public as a result of the public health emergency, as declared by Governor John Bel Edwards.

The Planning Commission will provide for attendance at its essential government meeting on Monday, October 19, 2020 via video conference because it is unable to obtain a quorum. It is essential that the Planning Commission continue to operate in order to continue the operations of City-Parish government and to consider matters that, if they are delayed, will cause curtailment of vital public services or severe economic dislocation and hardship.

Considering the foregoing, and in accordance with R.S. 42:17.1 and Governor John Bel Edwards's executive orders, the Planning Commission meeting on Monday, October 19, 2020 at 5:00 pm will be held via video conference and in a manner that will allow for observation and input by members of the public, as set forth in the notice posted.

Members of the public may submit public comment on an agenda item by sending an email to planning@brla.gov or leaving a message at 225-389-3144 (all comments are limited to three minutes when read aloud) no later than 4:00 pm on Monday, October 19, 2020. All public comments will be properly identified and acknowledged during the meeting.

Ryan L. Holcomb, AICP, Interim Planning Director

Motion to approve: Washington, Grout second
Motion carried, 8-0

CONSENT AGENDA

CONSENT - ITEMS FOR WITHDRAWAL

10

CONSENT - ITEMS FOR DEFERRAL

None

CONSENT - ITEMS FOR APPROVAL

6, 7, 11, 12, 13

Motion to approve: Addison, Grout second
Motion carried, 8-0

REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL

Mr. Holcomb acknowledged that items 2 and 3 could be taken together.

- 2. PA-16-20 19965 Womack Road** To amend the Comprehensive Land Use Plan from Agricultural/Rural to Industrial on property located on the north side of Womack Road, east of South Tiger Bend Road, on Tracts D-3 and D-4 of the Flowers Beauchamp Tract. Section 44, T8S R2E, GLD, EBRP, LA (Council District 9-Hudson) **Related to Case 46-20**

Lonnie Bonacorso, on behalf of the applicant, spoke in support.

Two citizens, Dianne Qadir and Roy Qadir, spoke in opposition.

One citizen, Juliette Dauterive, sent in a message of opposition.

Motion to deny: Addison, Sterling second

Motion failed, 4-4 with Grout, Allen, Washington and Hill voting no

Motion to approve: Grout, Allen second

Motion carried, 5-3 with Addison, Hawthorne and Sterling voting no

Motion to reconsider vote: Grout, Washington second

Motion carried, 8-0

Motion to approve: Grout, Allen second

Motion failed, 4-4 with Addison, Collins-Lewis, Hawthorne and Sterling voting no

3. **Case 46-20 19965 Womack Road** To rezone from Rural to Light Industrial (M1) on property located on the north side of Womack Road, east of South Tiger Bend Road, on Tracts D-3 and D-4 of the Flowers Beauchamp Tract. Section 44, T8S R2E, GLD, EBRP, LA (Council District 9-Hudson)
Related to PA-16-20

Lonnie Bonacorso, on behalf of the applicant, spoke in support.

Two citizens, Dianne Qadir and Roy Qadir, spoke in opposition.

One citizen, Juliette Dauterive, sent in a message of opposition.

Motion to deny: Addison, Sterling second

Motion failed, 4-4 with Grout, Allen, Washington and Hill voting no

Motion to approve: Grout, Allen second

Motion carried, 5-3 with Addison, Hawthorne and Sterling voting no

Motion to reconsider vote: Grout, Washington second

Motion carried, 8-0

Motion to approve: Grout, Allen second

Motion failed, 4-4 with Addison, Collins-Lewis, Hawthorne and Sterling voting no

Mr. Holcomb acknowledged that items 4 and 5 could be taken together.

4. **PA-15-20 19909, and 19700-19900 Womack Road** To amend the Comprehensive Land Use Plan from Agricultural/Rural to Office on property located on the north side of Womack Road, east of South Tiger Bend Road, on Tracts C-4, D-1, and D-2 of the Flowers Beauchamp Tract. Section 44, T8S R2E, GLD, EBRP, LA (Council District 9-Hudson) **Related to Case 39-20**

Lonnie Bonacorso, on behalf of the applicant, spoke in support.

One citizen, Roy Qadir, spoke in opposition.

Motion to deny: Allen, Sterling second
Motion carried, 8-0

5. **Case 39-20 19909, and 19700-19900 Womack Road** To rezone from Rural to General Office Low Rise (GOL) on property located on the north side of Womack Road, east of South Tiger Bend Road, on Tracts C-4, D-1, and D-2 of the Flowers Beauchamp Tract. Section 44, T8S R2E, GLD, EBRP, LA (Council District 9-Hudson) **Related to PA-15-20**

Lonnie Bonacorso, on behalf of the applicant, spoke in support.

One citizen, Roy Qaadir, spoke in opposition.

Motion to deny: Allen, Sterling second
Motion carried, 8-0

6. **Case 40-20 1939 South Sherwood Forest Boulevard** To rezone from Rural to Light Commercial One (LC1) on property located on the east side of South Sherwood Forest Boulevard south of Old Hammond Highway, on Tract X of the Muriel Land Corporation. Section 94, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso)

Approved 8-0 with Consent Agenda

7. **Case 41-20 325 North 26th Street** To rezone from Limited Residential (A3.1) to Light Commercial One (LC1) on property located on the west side of North 26th Street north of Florida Street, on Lot 7-A of Duchein Place Subdivision. Section T7S, R1E, GLD, EBRP, LA (Council District 10- Wicker)

Approved 8-0 with Consent Agenda

8. **Case 42-20 14890 Old Hammond Highway** To rezone from Rural (R) to Neighborhood Commercial (NC) on Lot 1 and a portion Lot 2, and to Neighborhood Commercial Alcoholic Beverage (restaurant) (NC-AB) on the remaining portion of Lot 2, on property located on the southwest corner of Old Hammond Highway and Lakemont Drive, on Lots 1 and 2 of Lakemont Place Subdivision. Section 39, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso)

The applicant, Dario Galvan, spoke in support.

Seven citizens, Yvonne Matthews; Sharon Vincent; Jumel Smith; John McMillan; Emma Sutton; Karen Sutton and Mark Sutton, sent in messages of opposition.

Motion to approve: Grout, Allen second
Motion carried, 7-1 with Hawthorne voting no.

9. **ISPUD-5-20 Midway** Proposed high density residential development on property located on the north side of Government Street and east of Edison Street, on a portion of Lot A-1 of Bernard Terrace Addition. Section 81, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole)

Erik Piazza, on behalf of the applicant, spoke in support.

One citizen, Bo White, sent in a message of opposition.

Motion to approve: Collins-Lewis, Grout second
Motion carried, 7-0 with Sterling no longer present.

10. **RV-4-20 McClung Street and Arches Street** Revocation of a 50 foot right-of-way and a 40 foot unimproved right-of-way, located west of the intersection of Wyoming Street and McClung Street within the Jesse L. Webb Subdivision (Council District 10-Wicker)
Withdrawn by the Applicant on September 9

Withdrawn with the Consent Agenda

REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY

11. **PUD-1-14 The River District, Final Development Plan** Proposed fence on property located east side of Nicholson Drive and north of Garner Street, on Lot EB Moore of the South Baton Rouge Subdivision. Section 53, T7S, R1W, GLD, EBRP, LA (Council District 10-Wicker)

Approved 8-0 with the Consent Agenda

12. **PUD-4-09 Long Farm, Final Development Plan** Proposed single family residential lots on property located on the north side of Long Farm Road and west of Antioch Road, on Tract P-4-A of the Russell Long Property. Section 52, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson)

Approved 8-0 with the Consent Agenda

13. **CUP-5-20 Cornerstone Church (18282 South Harrell's Ferry Road)** Existing building to be used as a church, on property located south side of South Harrell's Ferry Road and east of O'Neal Lane, on Lot E-1-B-1-A of the C.F Sartwell Tract. Section 45, T7S, R2E, GLD, EBRP, LA (Council District 9-Hudson)

Approved 8-0 with the Consent Agenda

14. **S-3-20 Heron Pointe (Deferred from August 17 by Councilmember Amoroso)** Proposed major subdivision with public streets located at the west end of Parkknoll Avenue, on Tract 8 of the Ellis Property (Council District 8 - Amoroso)

The applicant, Ross Bruce, spoke in support.

Derik Murphy, on behalf of the applicant, spoke in support.

One citizen, Lorraine Slade, spoke in support.

Seventeen citizens, William Coopender; William Yoches; Micki Dubuis; Larry Amedee; Gene Prince; Roy Drez; Ellen Gannuch; Donald Moore; Mari Haget Presedo; Jason Dunand; Kevin Black; Ana Haget; Anna Powers; Ted Powers; Rose Culver; Bonnie Smith; Robert Culver and Regina Wedig on behalf of Resthaven Gardens of Memory & Funeral Home, sent in messages of opposition.

Motion to approve: Addison, Grout second

Motion carried, 6-0 with Hawthorne no longer present. Commissioner Sterling no longer present at meeting due to technical difficulties.

- 15. SS-2-20 Bessie Mills Samuel Property (Flag Lot Subdivision) (Deferred from August 17 by the Planning Director)** Proposed flag lot subdivision located on the east side of Samuels Road and north of Barnett Road, on Tract B-1 of the Bessie Mills Samuel Property (Council District 1 - Welch)

Mr. Holcomb acknowledged that staff made multiple attempts to work with the applicant to address the issues but the applicant or the representative have been in contact with staff.

Motion to deny: Collins-Lewis, Hill second

Motion carried, 6-0 with Hawthorne and Sterling no longer present.

COMMUNICATIONS

DIRECTOR'S COMMENTS

Mr. Holcomb acknowledged that staff met with BuildBR on September 3rd and 18th to discuss plans for an overlay district for the Plank Road Corridor. Staff will continue to work with them on drafting the overlay district, public outreach and refining potential boundaries.

Mr. Holcomb also acknowledged that The Louisiana Chapter of the American Planning Association and the City of Lafayette, La., are co-hosting a Planning Commissioner Workshop on Saturday, October 3, 2020 in Lafayette, La. Additional information will be sent to commission members about the workshop.

COMMISSIONERS' COMMENTS

Chairman Washington provided an update to commission members about the Planning Director selection. The Planning Director positions was advertised and posted from August 15th to September 15th with the following: City-Parish Human Resources; The Advocate(BR,

Acadiana and NOLA); American Planning Association; American Society of Landscape Architects and Louisiana Municipal Association.

The Planning Director selection group is reviewing applications and will discuss the next steps for interviews with potential candidates.

Chairman Washington acknowledged Rexter Chambers, Senior Planner Site Plan & Plat Division for being chosen as Employee of the Month.

ADJOURN

Motion to adjourn: Grout, Hill second

Motion carried, 6-0 with Hawthorne and Sterling no longer present.

The meeting adjourned at 7:16 p.m.